

**PZBA13-00020**

**10529 Gala Street**

**George Sanchez**

**Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3 (Residential) zone.**

This would allow a 23.5' by 12' addition of which a 23.5' by 6' portion (141 square feet) is proposed to encroach in the required rear yard setback and to be located to within 19 feet of the rear property line.

The required cumulative front and rear yard setback total in the R-3 zone district is 50 feet.

#### **BACKGROUND**

The applicant is requesting to add a storage room to the house that will encroach in the required rear yard setback.

#### **CALCULATIONS**

Permitted area of encroachment in required rear yard = 294 sq. ft. (20' [60' lot width ÷ 3] x 14.7' [3/5 of 24.5'])

Requested area of encroachment = 141 sq. ft. (23.5' x 6')

Required front and rear yard setback total = 50'

Requested front and rear yard setback total = 44'

#### **STAFF RECOMMENDATION**

Staff recommendation is for approval of the request as it meets the requirements of the Special Exception C.

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

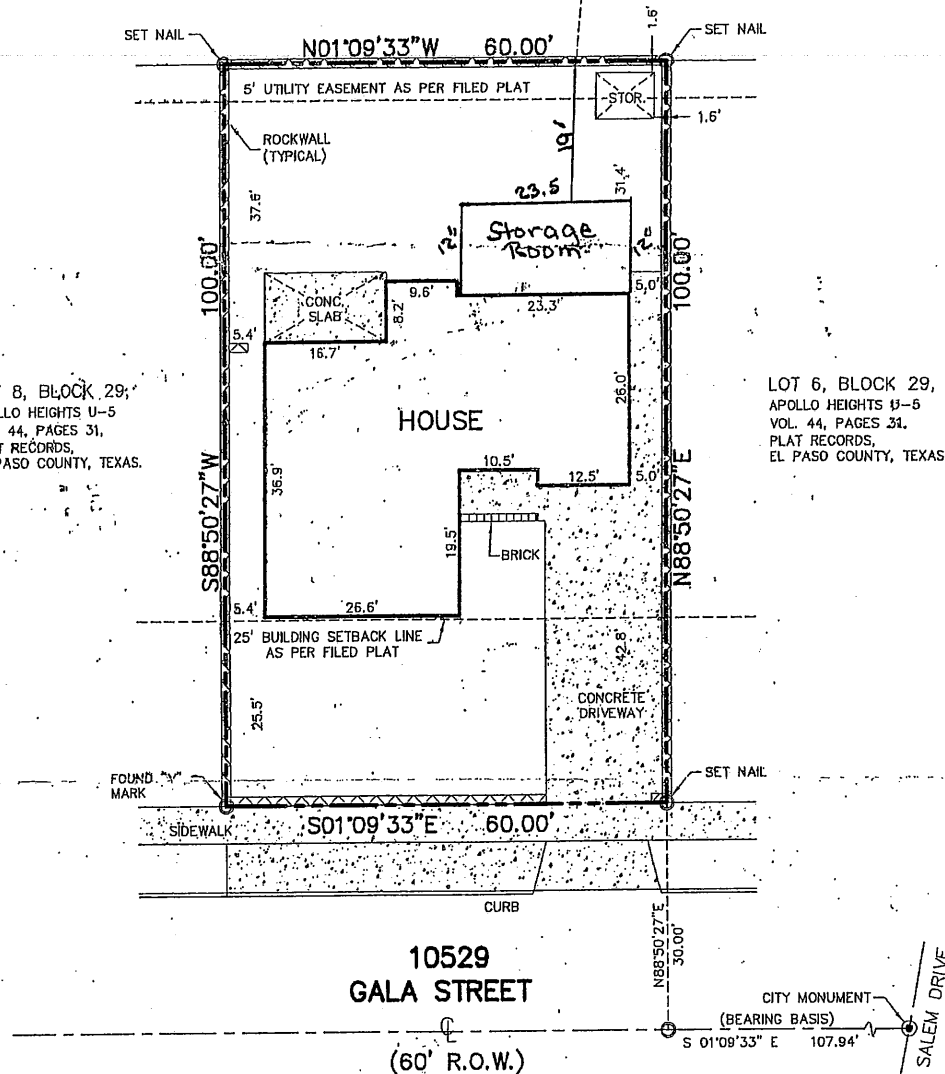
6. The residence has been in existence with a valid certificate of occupancy for one continuous year;
7. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
8. A minimum ten-foot rear yard setback shall be required;
9. The minimum side and side street yard setbacks shall not be reduced; and
10. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space."

LOT 22, BLOCK 29,  
APOLLO HEIGHTS U-5  
VOL. 44, PAGES 31,  
PLAT RECORDS,  
EL PASO COUNTY, TEXAS.

LOT 5, BLOCK 29,  
APOLLO HEIGHTS U-5  
VOL. 44, PAGES 31,  
PLAT RECORDS,  
EL PASO COUNTY, TEXAS.

LOT 8, BLOCK 29,  
APOLLO HEIGHTS U-5  
VOL. 44, PAGES 31,  
PLAT RECORDS,  
EL PASO COUNTY, TEXAS.

LOT 6, BLOCK 29,  
APOLLO HEIGHTS U-5  
VOL. 44, PAGES 31,  
PLAT RECORDS,  
EL PASO COUNTY, TEXAS.



#### NOTE:

1. THIS PROPERTY LIES WITHIN ZONE "C", AS DESIGNATED BY THE F.I.A., FLOOD INSURANCE RATE MAP, CITY OF EL PASO, AUGUST 5, 1991, COMMUNITY No. 480214, PANEL NUMBER 14 D
2. BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR APOLLO HEIGHTS UNIT FIVE



LAND PLANNING & SURVEYING  
1450 Pendale Drive Suite B - El Paso Tx 79936  
Phone (915) 591-5709 Fax (915) 591-5706

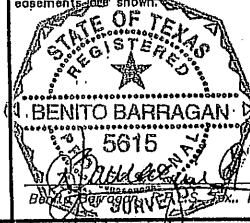
## Plat of Survey

LOT 7, BLOCK 29,  
APOLLO HEIGHTS UNIT FIVE,  
AN ADDITION TO THE  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA: 0.13 ACRES ±

Plat reference vol/bk 44 page 31

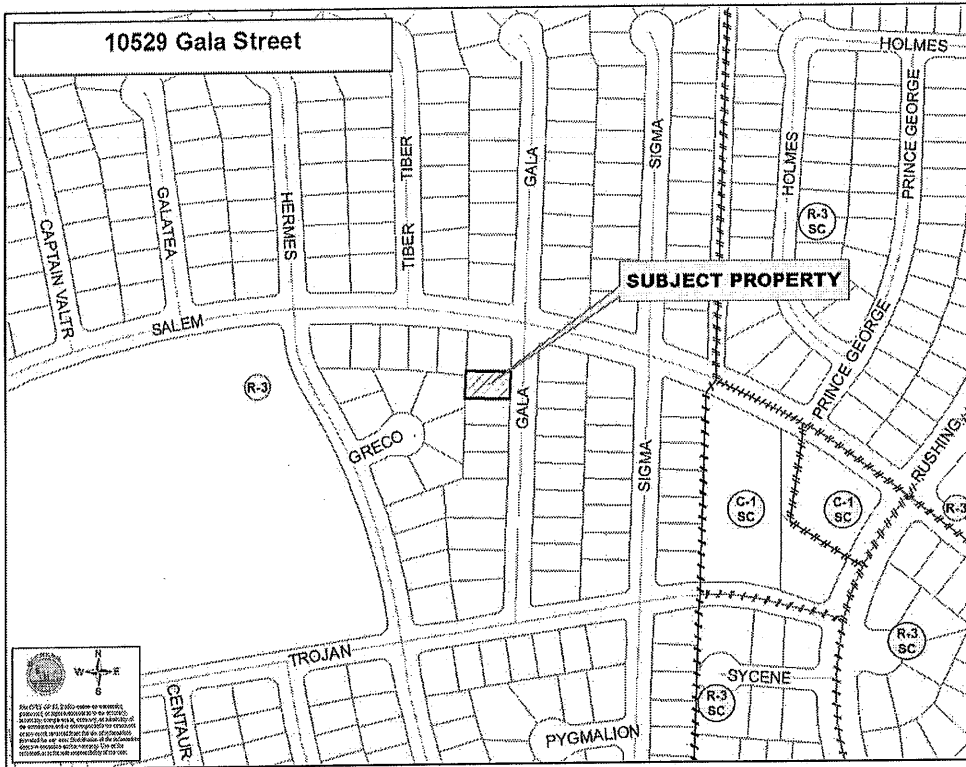
Scale 1"=20' Date 09-23-05 Drawn by A.C.

I hereby certify that the foregoing Boundary and Improvement Survey was made by Me or under my supervision and that there are no encroachments as shown. Only plotted easements are shown.



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# ZONING MAP



## NOTIFICATION MAP

